



9 Test Mill Hollman Drive | £345,000  
Romsey, Hampshire, SO51 8EH

 Henshaw Fox



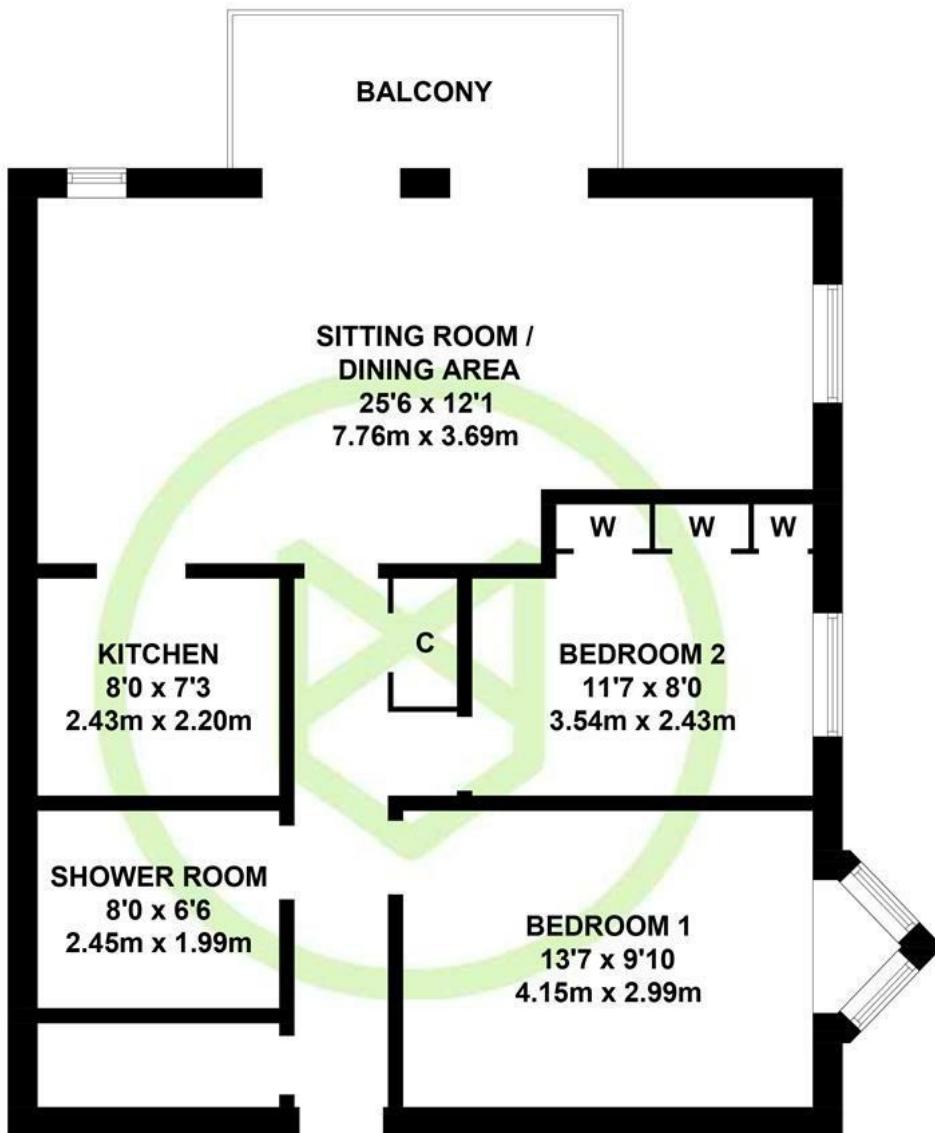
**9 Test Mill Hollman Drive**  
Romsey, Hampshire, SO51 8EH

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## Summary

Ideally positioned within a level walk of Romsey Town centre, this well-proportioned first-floor apartment offers comfortable and practical living in a highly convenient location. The accommodation comprises two generous double bedrooms, modern shower room, a spacious sitting/dining room, a fitted kitchen and a private balcony enjoying a westerly facing aspect. Externally, the property benefits from a garage, parking in front for one vehicle and access to well-maintained communal gardens.



APPROXIMATE GROSS INTERNAL AREA = 777 SQ FT / 72.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1268452)

## Features

- Immaculate first floor apartment
- Two double bedrooms
- Modern shower room
- Open plan sitting/dining area
- Private balcony enjoying a westerly facing aspect
- Garage and parking for one vehicle
- Positioned within a level walk of Romsey Town centre

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# 9 Test Mill, Hollman Drive, Romsey, Hampshire, SO51 8EH

## Entrance

The property is accessed via steps leading to the communal main entrance, which is equipped with a secure video and phone entry system. The apartment is situated on the first floor and can be reached via stairs or a convenient lift.

## Accommodation

Upon entering the apartment, a welcoming entrance hall provides access to both double bedrooms, a useful storage cupboard, the modern shower room, and the main living accommodation. Bedroom one is a spacious double, while bedroom two is also a well-proportioned double benefitting from built-in wardrobes. The contemporary shower room is finished with floor-to-ceiling tiling and comprises a walk-in shower, WC, wash hand basin, and heated towel rail. The bright and airy sitting/dining area enjoys dual-aspect windows and two doors opening onto the balcony, which benefits from a pleasant westerly-facing aspect. The kitchen is well equipped with a range of wall and base units, a built-in oven with hob and extractor hood above, plumbing for a washing machine, and space for a fridge/freezer.

## Outside

Access to well treated communal gardens

## Parking

Garage with parking for one vehicle in front

## Location

Enviabley positioned with in a level walk of the town centre of Romsey, rich with an abundance of eateries, boutique shops and steeped with history and charm is this spacious apartment enjoying beautiful views from the West facing balcony. Nearby attractions include the Abbey and Broadlands House. The cathedral city of Winchester is a short drive as is the commercial centre of Southampton with West Quay shopping centre and mainline station to London Waterloo.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Tenure

Share of Freehold

## Lease Length

96 years remaining

## Service Charge

£2,000 per annum

## Ground Rent

N/A

## Council Tax

Test Valley - Band D

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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